

11/17/08 - November 17, 2008

CITY OF EAU CLAIRE PLAN COMMISSION MINUTES

Meeting of November 17, 2008

City Hall, Council Chambers

7:00 p.m.

Members Present: Messrs. FitzGerald, Kayser, Duax, Buchanan, Waedt, Larson, Seymour, Pearson, Kaiser

Staff Present: Messrs. Tufte, Reiter, Genskow

The meeting was chaired by Mr. Kaiser.

1. REZONING (Z-1434-08) “ TR-1A to R-2P, Preston Road

Martin Tauger has submitted a request to rezone recently annexed property located on the east side of Preston Road, south of Folsom Street, from Temporary TR-1A to R-2P with a development plan for 3 lots. The Comprehensive Plan>

Mr. Tauger spoke in support. He noted the commercial property at the corner and 4-plexes to the rear. He felt these two duplexes would provide a good transition to the single-family development to the west. He also stated they are planning twin homes where each side is owner-occupied.

Russ Johnson, 2702 Preston Road, spoke in opposition to the R-2 zoning. He stated that the neighbors are not opposed to single-family development but they object to duplexes. He has submitted a protest petition to the City Council.

Mr. Kayser stated that the duplexes provide a good transition from the multi-family development to the east and the single-family dwelling to the west. Mr. Duax agreed that the duplexes do not seem to be unreasonable at this location.

Mr. FitzGerald moved to recommend approval. Mr. Waedt seconded and the motion carried.

2. REZONING (Z-1435-08) “ TR-1B to R-1A, Fuller Avenue

Paul Schneider has submitted a request to rezone property located on the south side of Fuller Avenue, west of Person Avenue, from Temporary R-1B to R-1A. The R-1A zoning is proposed since there is no City sewer readily available to this property. The Comprehensive Plan>

Paul Schneider, 3505 Curve Road, appeared in support. He has moved a house to the site and is waiting zoning to get a permit to set the house on a new foundation. The land is excess land from the WIS/DOT. No one appeared in opposition.

Mr. FitzGerald moved to recommend approval with the conditions listed in the staff report. Mr. Kayser seconded and the motion carried.

3. SITE PLAN (SP-0844) “ Two Duplexes, W. Shorewood Drive

Steve Wurzer has submitted a site plan for two duplexes to be located on the north side of W. Shorewood Drive, east of Jeffers Road. The duplexes will be on Lots 4 and 5 of the plat and are>

Mr. Fred DesForge appeared with no comment.

Mr. FitzGerald moved to approve the site plan with the condition listed in the staff report. Mr. Duax seconded and the motion carried.

4. DISCUSSION “ Sustainability Amendment

Mr. Tufte updated the commission on the progress of the proposed Sustainability Amendment to the Comprehensive Plan. He provided a list of 10 key issues followed by the goal and 10 objectives. At the Plan Commission™s next meeting the staff will present the draft amendment for discussion.

Mr. Pearson had suggestions on providing definitions, particularly the definition of æSustainability since many variations could exist. Other small corrections were made to the draft issues and objectives.

5. MINUTES

The minutes of the meeting of November 3, 2008, were approved.

Fred Waedt
Secretary